



5 Somnerfield Court
Haddington
EH41 3RT

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Two bedroom top floor flat in mature residential development. The accommodation comprises: spacious entrance hallway with good integrated storage; well-proportioned sitting room; fitted kitchen with breakfast/dining area; drying area; two double bedrooms with integrated storage; and family bathroom with WC, wash hand basin and bath with shower over. The property benefits from double glazing. Externally the property has off street parking and communal grounds.

Property Features

Excellent Location

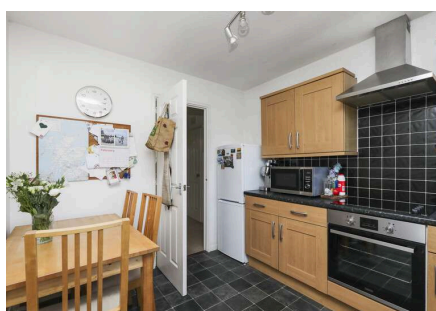
Top Floor

2 Bedrooms

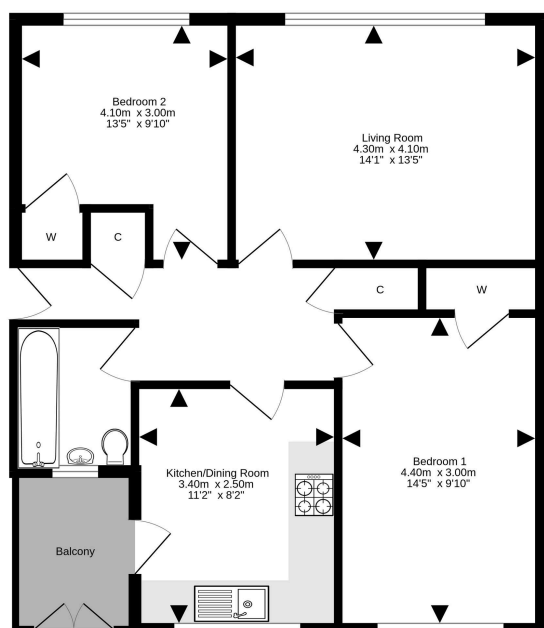
Shared Garden Area

Drying Area

Private Parking







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

The popular county town of Haddington offers an excellent quality of life with its wide variety of shops, restaurants and bars and is ideally located close to the A1 for access to Edinburgh and the south. The counties beautiful villages, excellent beaches and variety of golf courses are all within easy reach and there are delightful walks along the banks of the River Tyne closeby. Haddington also benefits from a golf course and excellent sports centre with a swimming pool. Access to Edinburgh is via the A1 taking approximately 30 minutes by car and there are train facilities at nearby Drem and Longniddry Stations as well as a frequent bus service. There is excellent local schooling within Haddington at primary and secondary levels. Knox Academy is listed in the top 50 Scottish State Secondary schools. Private schooling is available at the Compass School as well as at Loretto in Musselburgh and in Edinburgh.

Extras

All fitted flooring and light fittings are included in the sale. Integrated kitchen appliances (the seller will not warrant their working order).

AS Anderson Strathern

Find out more

01620 82 2127

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.



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